

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated



Welcome to 1017 Clement Lake Road
Wilberforce



Cheryl Bolger
Sales Representative



CONTACT DETAILS:

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Property Client Full

1017 Clement Lake Road, Highlands East, Ontario K0L 3C0

Listing

1017 Clement Lake Rd Highlands East**Active / Residential Freehold / Detached****MLS® #: X13802356****List Price: \$529,000****New Listing****Haliburton/Highlands East/Monmouth**

Tax Amt/Yr: **\$2,078.82/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 32 CON 16 MONMOUTH AS IN H102764; HIGHLANDS EAST**

Style: **Bungalow** Rooms Rooms+: **12+0**
 Fractional Ownership: **3(3+0)**
 Assignment: **Baths (F+H): 2(2+0)**
 Link: **No** SF Range: **1500-2000**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: **0.50 - 1.99**
 Lot Front: **347.50** Fronting On: **W**
 Lot Depth: **175.17** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **R1**
 Dir/Cross St: **ON-118E to Essonville Line to Clement Lake Road**

PIN #: **392760146**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **460160200034400**

Contact After Exp: **No**
 Survey Year/Type: **Available**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Unfinished**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood, Wood Stove**
 Interior Feat: **ERV/HRV, Generator - Full, Primary Bedroom - Main Floor, Sump Pump, Water Heater Owned, Water Purifier**

Exterior: **Stone, Vinyl Siding**
 Garage: **Yes**
 Gar/Gar Spcs: **Attached Garage/1.5**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **5.00**
 Pool: **None**
 Room Size: **Cell Services, Electrical, Internet High Speed**
 Rural Services:

Utilities: **Hydro, Telephone**
 Water: **Well**
 Water Supply Type: **Dug Well**
 Water Delivery Feat: **Water Treatment**
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Parking Feat: **Circular Drive, Private**
 Heat: **Forced Air**
 Heat Source: **Propane**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Laundry Lev: **Main**
 Property Feat: **Beach, Rec Centre, River/Stream, School, Wooded/Treed**

Security Feat:

Exterior Feat: **Deck, Landscaped, Private Pond, Year Round Living**
 Roof: **Asphalt Shingle**
 Foundation: **Concrete Block**
 Topography: **Flat**
 Soil Type:

Waterfront Y/N: **No**
 Water Struct:
 Under Contract: **Propane Tank**
 Access To Property: **Yr Rnd Municipal Rd**
 View: **Creek/Stream, Trees/Woods**

Waterfront:
 Easements/Restr:
 Dev Charges Paid:

Island YN:
 HST App To SP: **Included In**

Lot Size Source: **Survey**

Remarks/Directions

Client Rmks: **Extensively and beautifully renovated 3-bedroom, 2-bathroom, 1,840 sq. ft. ranch-style home with a modern country feel that looks like it stepped right out of a magazine! Situated on a private, beautifully landscaped 1.4-acre lot in the heart of cottage country, this warm and inviting home offers stylish one-level living with thoughtful upgrades throughout. The bright open-concept kitchen, dining and living area features attractive cabinetry, granite countertops, propane stove and quality fixtures, while the impressive stone fireplace with airtight woodstove insert creates a beautiful focal point. The spacious primary bedroom offers a 3-piece ensuite, along with two additional bedrooms and a 4-piece main bath. A separate-entry office is ideal for a home-based business or convenient mudroom with access to the attached 1.5-car garage. Outside is just as impressive, with 347 feet of frontage, beautiful gardens, an entertaining deck, flowing creek, two ponds and four waterfalls! The larger pond is swimmable, approximately 6 feet deep off the dock, and even has its own small beach. There is plenty of space to entertain, add a pool or relax under the gazebo and watch the stars. Additional features include central air, forced-air propane heat, Generac standby generator and a detached 17' x 30' shop for all the tools and toys. The location truly lets you live big in a small town! Walk to the beach, curling club, arena and community centre, stop at Agnew's for an ice cream, or stroll to Foodland, the LCBO, gift shop and municipal park. Dark Lake beach and nearby**

walking trails offer even more ways to enjoy the outdoors. A picture-perfect modern country home where you can enjoy privacy, community and the best of cottage-country living!

Inclusions: Washer, Dryer, Dishwasher, Stove, Fridge

Listing Contracted With: **RE/MAX Professionals North**

Prepared By: **CHERYL BOLGER, REALTOR Salesperson**

Date Prepared: 09/18/2026

Rooms

MLS® #: X13802356

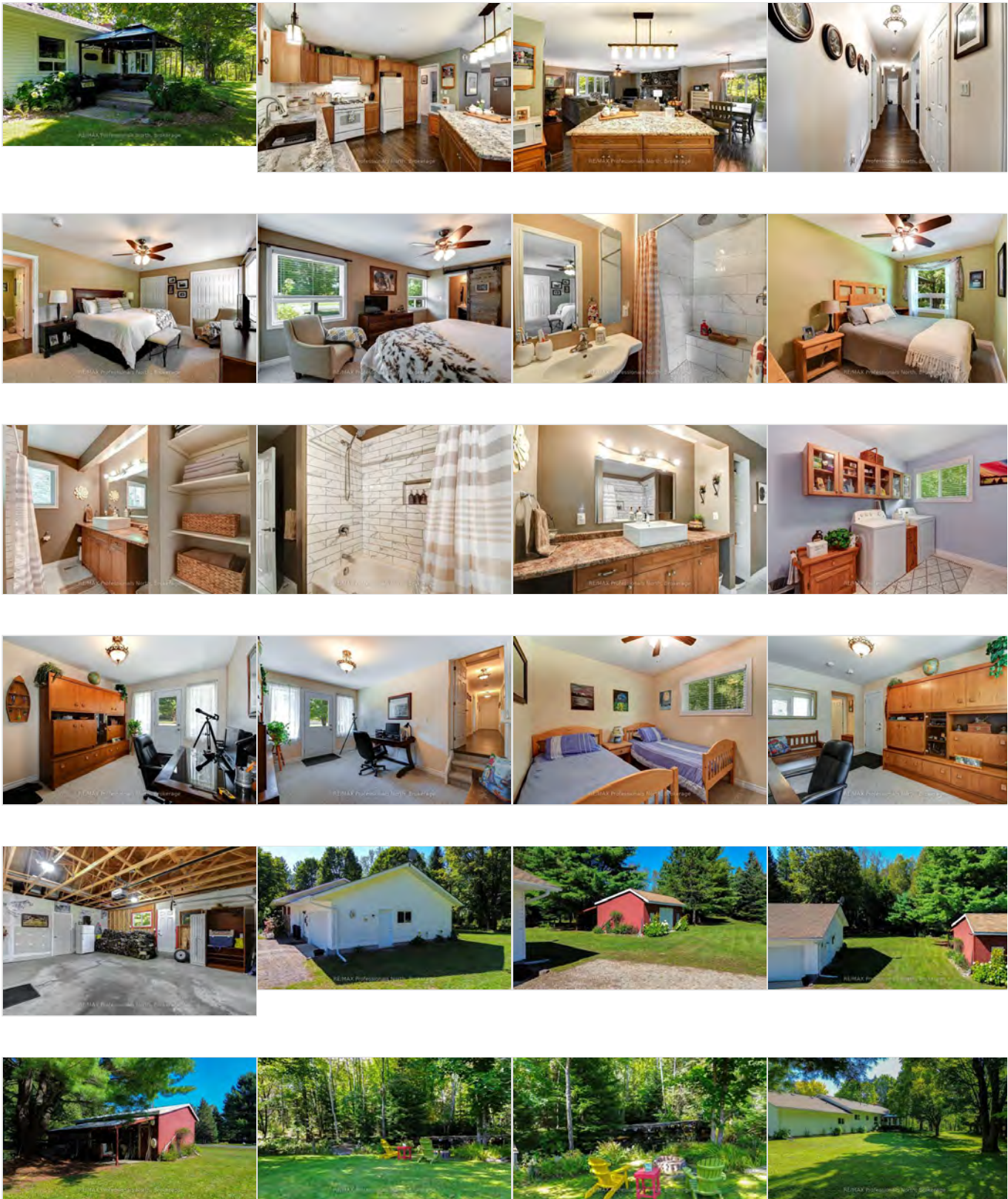
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	1.78 M X 3.79 M	5.84 Ft x 12.43 Ft		
Living Room	Main	6.58 M X 5.49 M	21.59 Ft x 18.01 Ft		
Dining Room	Main	3.66 M X 3.79 M	12.01 Ft x 12.43 Ft		W/O To Yard
Kitchen	Main	4.47 M X 3.79 M	14.67 Ft x 12.43 Ft		W/O To Deck
Bedroom	Main	2.59 M X 3.81 M	8.50 Ft x 12.50 Ft		
Primary Bedroom	Main	5.11 M X 3.79 M	16.77 Ft x 12.43 Ft		
Laundry	Main	2.34 M X 3.81 M	7.68 Ft x 12.50 Ft		
Office	Ground	3.12 M X 4.39 M	10.24 Ft x 14.40 Ft		Access To Garage, W/O To Yard
Bedroom	Ground	3.15 M X 2.77 M	10.33 Ft x 9.09 Ft		
Bathroom	Main			4	
Bathroom	Main			3	

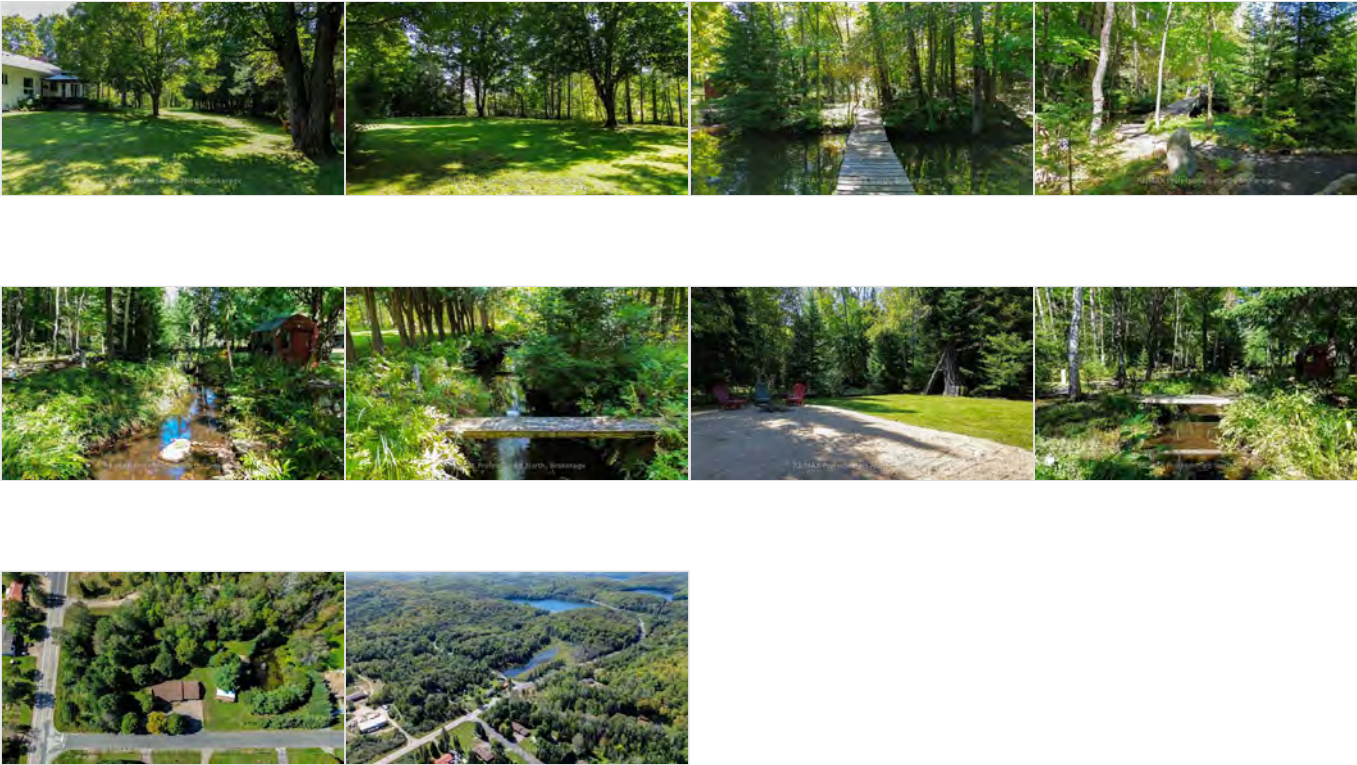
Photos

MLS® #: X13802356

1017 Clement Lake Road, Highlands East, Ontario K0L 3C0







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Schedule "C"

1017 Clement Lake Road - Chattels

Included

- Washer
- Dryer
- Dishwasher
- Stove
- Fridge

Excluded

- Personal Belongings
- Anything not listed as an inclusion



Seller



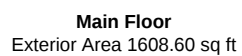
Buyer

Additional Information

- Hydro costs per year: \$1000/yr approx.
- Propane Supplier: Budget
- Propane Costs Per Year: \$1200/yr approx.
- Rental Equipment: Propane Tank
- Satellite Provider: Bell
- Internet Provider: Bell
 - Highspeed? Yes
- Cell Service? Yes
- Water Treatment System: Yes
- Winterized: Yes
- Age of Roof: 10 years
- Insurance Company: Spriggs
- Road: Municipal Year Round
 - School Bus Route



Main Building: Total Exterior Area Above Grade 1940.55 sq ft

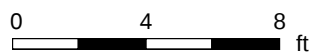
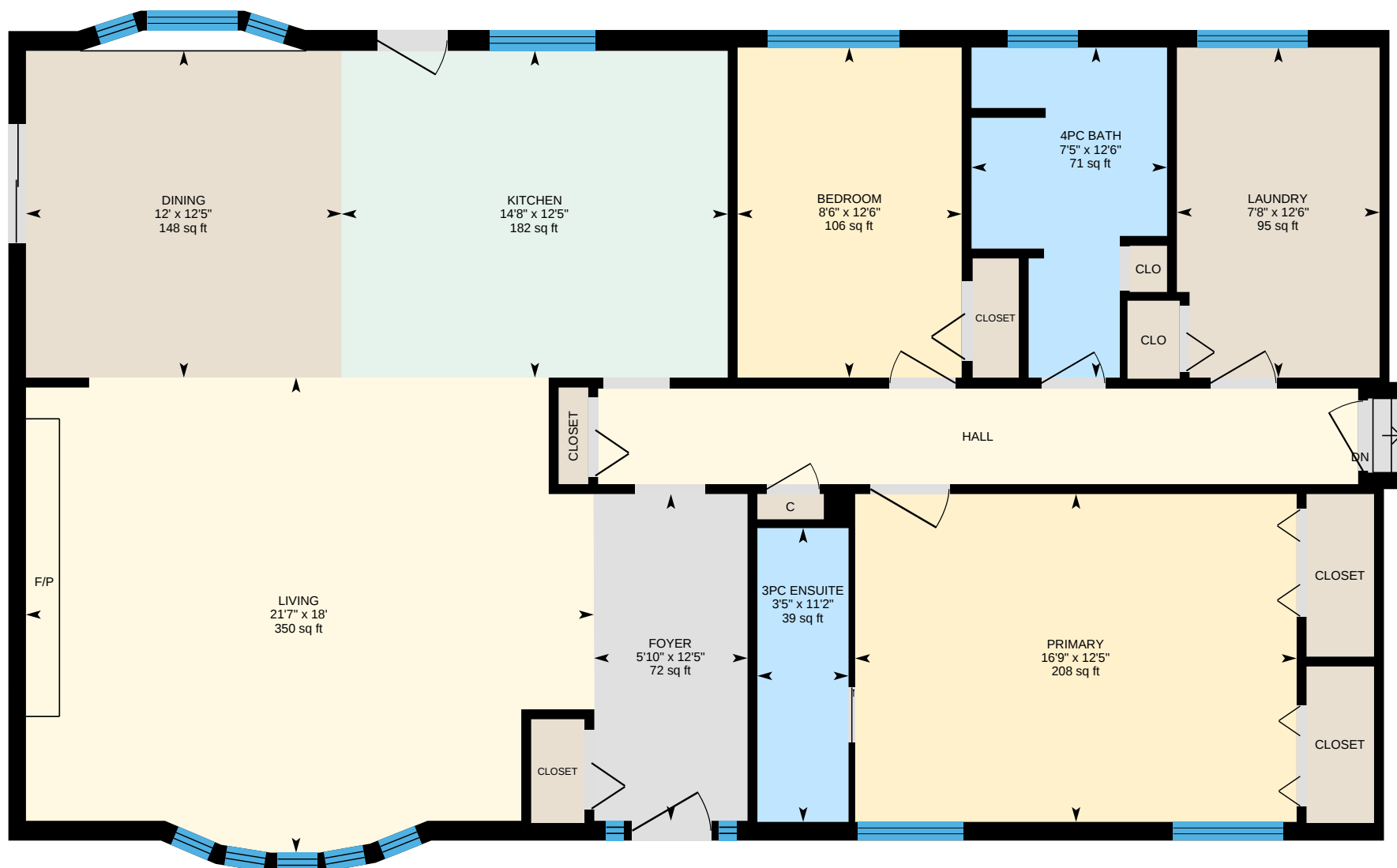


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1017 Clement lake road, Wilberforce, ON

Main Floor Exterior Area 1608.60 sq ft

Interior Area 1518.54 sq ft

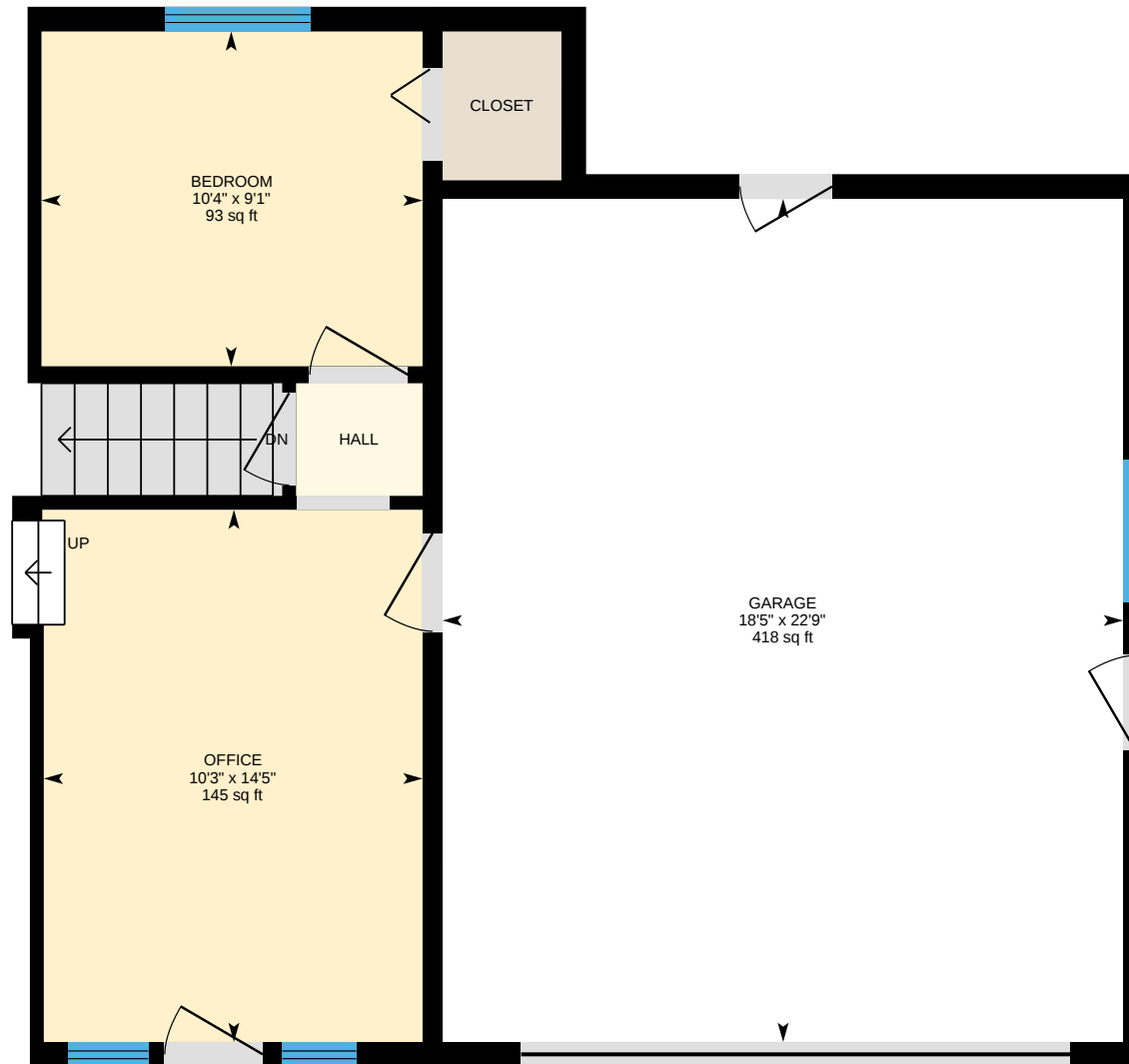


PREPARED: 2026/09/15



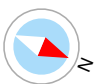
1017 Clement lake road, Wilberforce, ON

Mid-level Exterior Area 331.95 sq ft
Interior Area 297.52 sq ft
Excluded Area 456.77 sq ft



0 3 6
ft

PREPARED: 2026/09/15



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1017 Clement lake road, Wilberforce, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

3pc Ensuite: 11'2" x 3'5" | 39 sq ft
4pc Bath: 12'6" x 7'5" | 71 sq ft
Bedroom: 12'6" x 8'6" | 106 sq ft
Dining: 12'5" x 12' | 148 sq ft
Foyer: 12'5" x 5'10" | 72 sq ft
Kitchen: 12'5" x 14'8" | 182 sq ft
Laundry: 12'6" x 7'8" | 95 sq ft
Living: 18' x 21'7" | 350 sq ft
Primary: 12'5" x 16'9" | 208 sq ft

MID-LEVEL

Bedroom: 9'1" x 10'4" | 93 sq ft
Garage: 22'9" x 18'5" | 418 sq ft
Office: 14'5" x 10'3" | 145 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 1518.54 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 1608.60 sq ft

MID-LEVEL

Interior Area: 297.52 sq ft
Excluded Area: 456.77 sq ft
Perimeter Wall Thickness: 8.0 in
Exterior Area: 331.95 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1816.06 sq ft
Excluded Area: 456.77 sq ft
Exterior Area: 1940.55 sq ft

1017 Clement lake road, Wilberforce, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

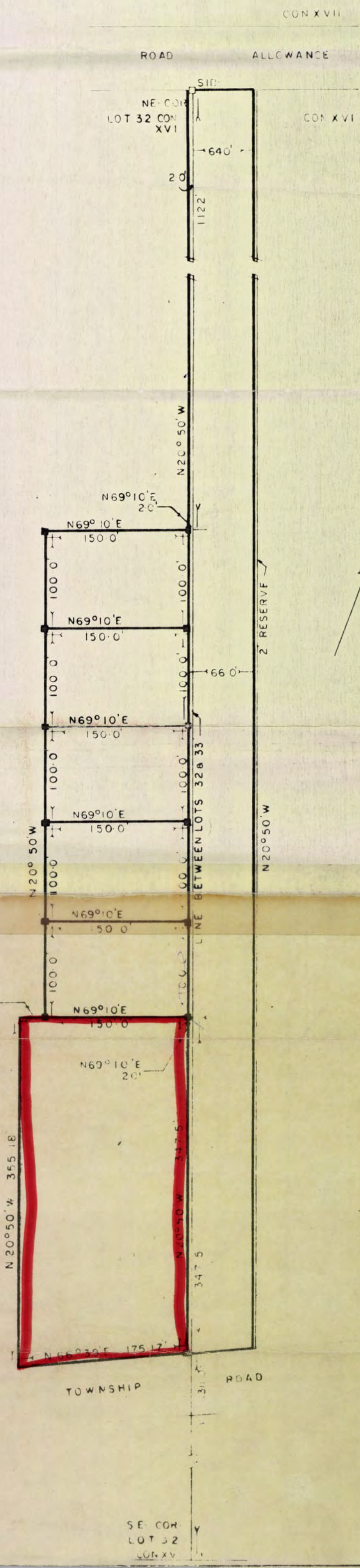
B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

H 62892

PLAN OF SURVEY
LOTS 32 & 33 CON XVI
TWP. OF MONMOUTH
SCALE 1" = 100'

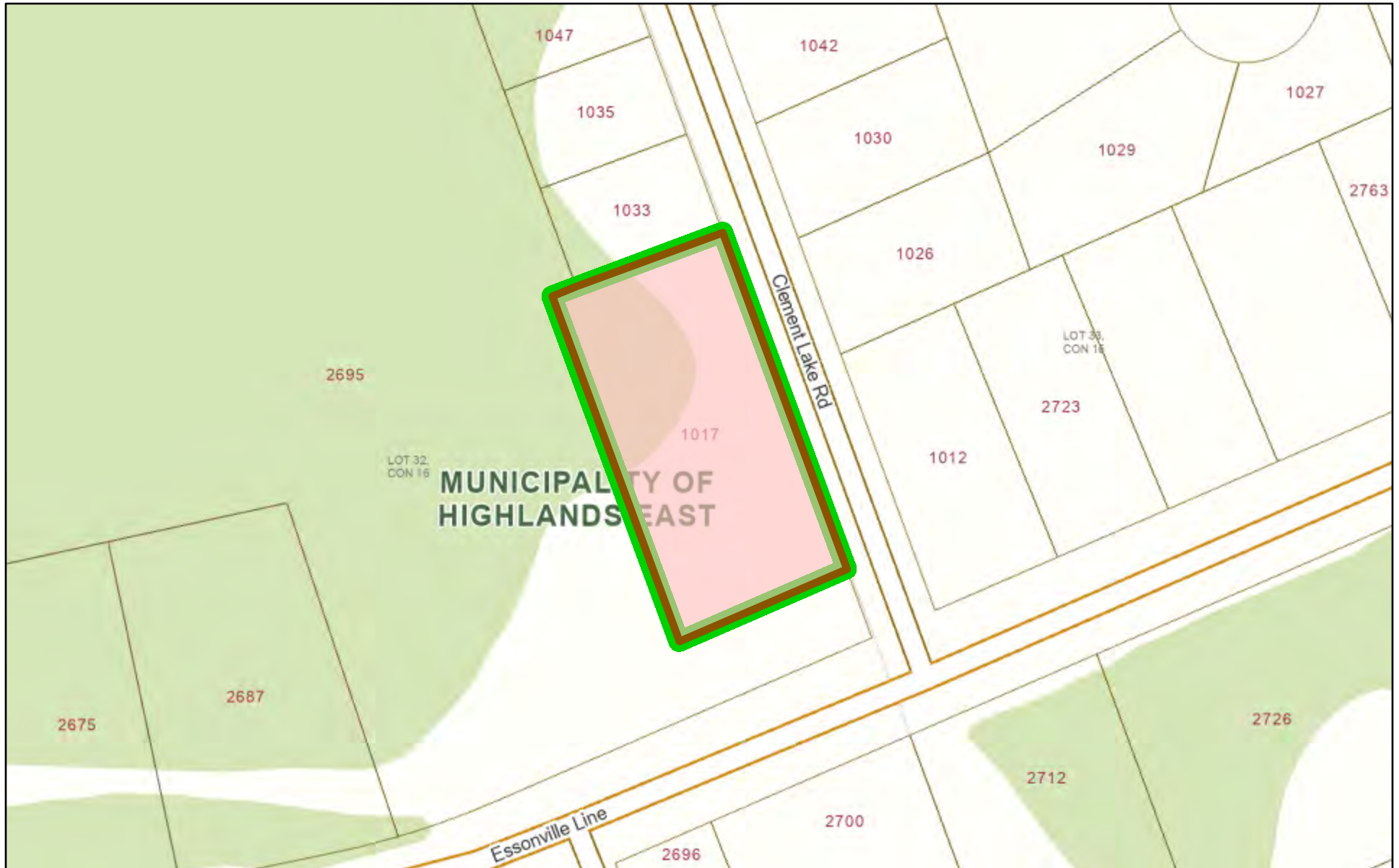
Pursuant to Subsection 20 of Section 42 of The Planning Act
I certify that the consent of the Land Division Committee
of the Provisional County of Haliburton was given on
....., 19..... to the transaction to which the
within instrument relates.
.....
Secretary-Treasurer
19.....
Dated this day of

LEGEND
BEARINGS ARE ASTRONOMIC



H. C. Bishop
H. C. BISHOP
ONT. LAND SURVEYOR
JUNE 15th, 1968
ADDITION AUG. 31, 1968

1017 Clement Lake Road, Wilberforce



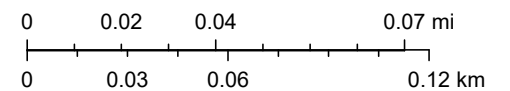
August 25, 2026

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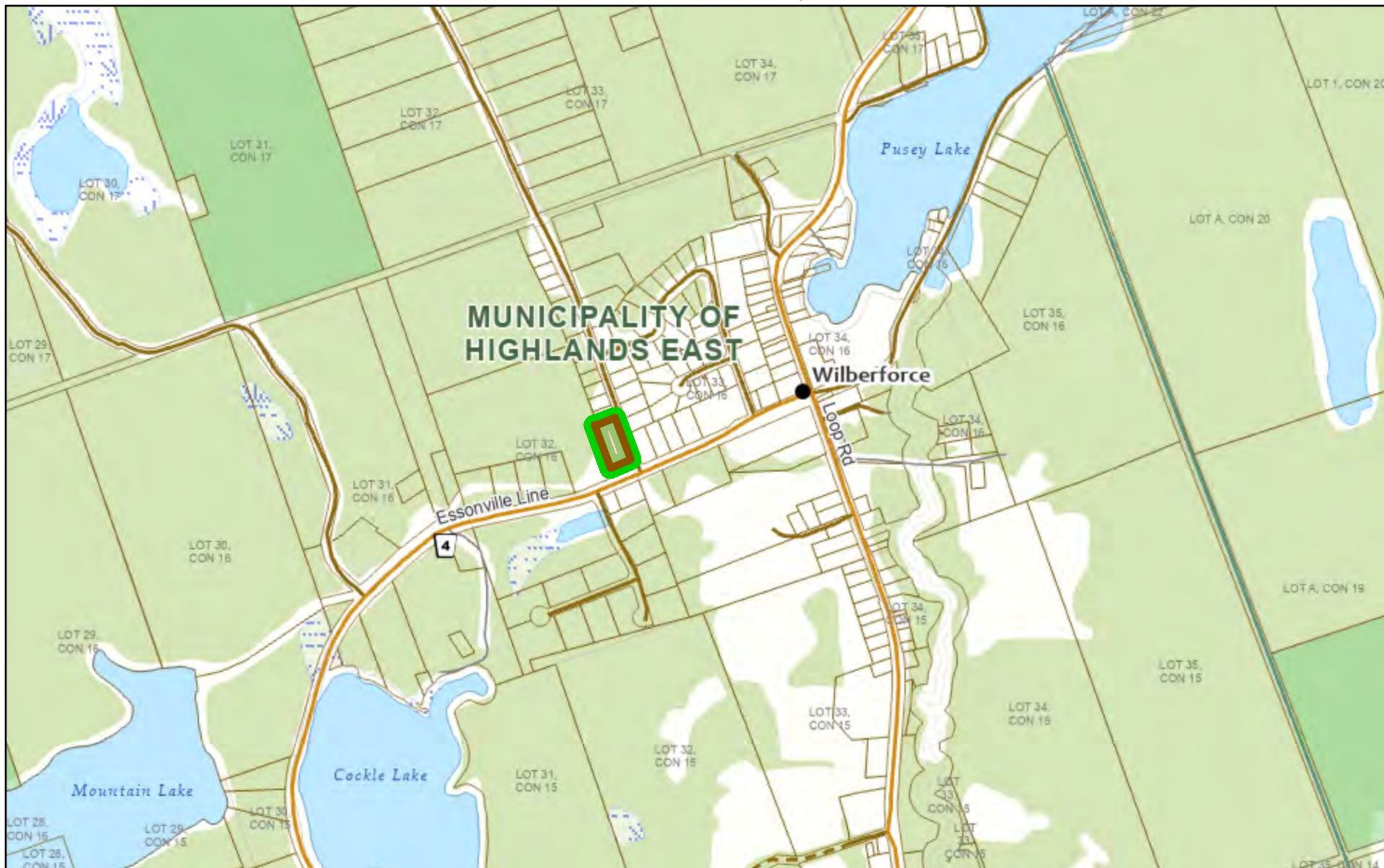
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1017 Clement Lake Road, Wilberforce



August 25, 2026

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